



Dispute Resolution Services

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Residential Tenancy Branch
Office of Housing and Construction Standards

DECISION

Dispute Codes OPR, MNR, FF
 CNC, FF

Introduction

This hearing was convened by way of conference call concerning applications made by the landlord and by the tenants. The landlord has applied for an Order of Possession and a monetary order for unpaid rent or utilities and to recover the filing fee from the tenants for the cost of the application. The tenants have applied for an order cancelling a notice to end tenancy for cause and to recover the filing fee from the landlord for the cost of the application.

The landlord and both tenants attended the hearing. During the course of the hearing, the parties advised that the tenants have moved out of the rental unit and the landlord's application for an Order of Possession and the tenants' application for an order cancelling a notice to end tenancy are withdrawn.

Further, the parties agreed to settle the landlord's monetary claim on the condition that the landlord keeps the security deposit in full satisfaction of the landlord's claim for unpaid rent or utilities.

Since the parties have settled the dispute, I decline to order that either party recover the filing fees.

Conclusion

For the reasons set out above, the landlord's application for an Order of Possession is hereby dismissed as withdrawn.

The tenants' application for an order cancelling a notice to end tenancy issued by the landlord is hereby dismissed as withdrawn.

I hereby order the landlord to keep the security deposit in full satisfaction of the landlord's claim for unpaid rent or utilities.

This decision is made on authority delegated to me by the Director of the Residential Tenancy Branch under Section 9.1(1) of the *Residential Tenancy Act*.

Dated: December 23, 2014

Residential Tenancy Branch

